

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82 -84		MELROSE ST, ARLINGTON

OWNERSHIP

Owner 1:	MEIMARIS NIKOLAOS & MARIA
Owner 2:	
Owner 3:	
Street 1:	13 RHODE ISLAND RD
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA
Postal:	01887

PREVIOUS OWNER

Owner 1:	MEIMARIS NIKOLAOS -
Owner 2:	SOURMAIDIS MARIA -
Street 1:	84 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,083 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2861 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5083		Sq. Ft.	Site		0	80.	1.13	1									457,990						458,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5083.000	651,500	5,100	458,000	1,114,600
Total Card	0.117	651,500	5,100	458,000	1,114,600
Total Parcel	0.117	651,500	5,100	458,000	1,114,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	389.58	/Parcel:	389.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	651,900	5100	5,083.	458,000	1,115,000	1,115,000	Year End Roll	12/18/2019
2019	105	FV	480,400	5100	5,083.	486,600	972,100	972,100	Year End Roll	1/3/2019
2018	105	FV	480,400	5100	5,083.	354,900	840,400	840,400	Year End Roll	12/20/2017
2017	105	FV	453,000	5100	5,083.	309,100	767,200	767,200	Year End Roll	1/3/2017
2016	105	FV	453,000	5100	5,083.	263,300	721,400	721,400	Year End	1/4/2016
2015	105	FV	407,900	5100	5,083.	257,600	670,600	670,600	Year End Roll	12/11/2014
2014	105	FV	407,900	5100	5,083.	211,800	624,800	624,800	Year End Roll	12/16/2013
2013	105	FV	422,900	5100	5,083.	201,500	629,500	629,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEIMARIS NIKOLA	46327-424		10/24/2005	Family		1	No	No	
MANOS DIANE	46032-367		9/5/2005		662,000	No	No		
ALEXSON JOSEPHI	32214-143		1/5/2001	Family		1	No	No	
MANOS DIANE	32214-141		1/3/2001	Family	90,000	No	No		
ALEXSON JOSEPHI	29107-267		9/17/1998		105,711	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
12/6/2005	MLS	HC	Helen Chinal
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
5/4/1999	Measured	163	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

